

**RUSH
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**Ridge Cottage New Cut, Westfield, East Sussex TN35 4RL
Offers In Excess Of £650,000**

Located in the charming village of Westfield, this exquisite four-bedroom modern detached cottage offers a perfect blend of contemporary living and rural tranquillity. Set in a desirable area, the property boasts a beautifully sunny garden, ideal for enjoying the outdoors and entertaining guests.

Upon entering, you will be greeted by a home that has been finished to an extremely high standard, showcasing a tasteful design throughout. The spacious layout includes two inviting reception rooms, providing ample space for relaxation and family gatherings. The addition of a conservatory enhances the living experience, allowing natural light to flood the interior while offering a serene view of the garden.

The cottage features four well-appointed bedrooms, including a luxurious ensuite, ensuring comfort and privacy for all family members. The flat lawn to the rear of the property is perfect for children to play or for hosting summer barbecues, making it a delightful space for family activities.

With off-road parking available, convenience is at your fingertips. The peaceful village location allows for a serene lifestyle while still being within easy reach of local amenities. This property truly represents a wonderful opportunity for those seeking a beautifully presented home in a picturesque setting. Don't miss the chance to make this stunning cottage your own.



Porch

Window to front, window to side, door through to:

Kitchen/Breakfast Room

18'8 x 14'3 (5.69m x 4.34m)

Double glazed UPVC window to front, modern fitted kitchen with integrated fridge/freezer, integrated dishwasher, range cooker with induction hob, island/breakfast bar, tiled floor with underfloor heating, understairs storage cupboard, door with access into lobby, double glazed double doors with views and access into:

Conservatory

18'11 x 8'7 (5.77m x 2.62m)

Half UPVC glazed and half brick conservatory, UPVC door with views and access onto the rear garden, UPVC door into lobby, tiled floor with underfloor heating, radiator.

Lobby

Stairs rising to the first floor, door through to kitchen, door through to:

Living Room

18'8 x 10'7 (5.69m x 3.23m)

Double glazed French doors with views and access onto the rear garden, double glazed UPVC window to front, light oak effect flooring, coal burning stove, two radiators, door leading through to:

Reception Room

12'4 x 9'7 (3.76m x 2.92m)

Double aspect with double glazed windows to side and rear, built in cupboards, light oak effect flooring, radiator, door leading through to:

Utility Room

Double glazed UPVC window to the front, space and plumbing for washing machine, space for tumble dryer, sink, combination boiler, door leading through to:

Cloakroom/WC

Window to side, wash hand basin, low level wc.

First Floor

Landing

Carpet as laid, doors off to the following:

Bedroom One

10'11 x 9'6 (3.33m x 2.90m)

Double glazed UPVC window to rear, radiator, carpet as laid, loft hatch access, door leading through to:

En-Suite

7'7 x 9'6 (2.31m x 2.90m)

Double glazed UPVC window to the front, walk in shower with fixed rainfall shower head, hand held attachment and screen, partially tiled walls, wash hand basin, low level wc, heated towel rail.

Bedroom Two

10'7 x 10'9 (3.23m x 3.28m)

Double glazed UPVC window to rear, carpet as laid, built in cupboard.

Bedroom Three

10'8 x 7'10 (3.25m x 2.39m)

Double glazed UPVC window to the rear, carpet as laid, built in cupboard.

Bedroom Four

7'0 x 14'2 (2.13m x 4.32m)

Double glazed UPVC window to front, carpet as laid.

Family Bathroom

7'7 x 10'9 (2.31m x 3.28m)

Double glazed UPVC window to the front, partially tiled walls, panel enclosed bath with fixed rainfall shower head, hand held attachment and screen, wash hand basin, low level wc, heated towel rail.

Outside

Front Garden

Off road parking for two/three vehicles, pathway leading to front door, two side gates leading to rear garden, small area of lawn enclosed by picket fencing.

Rear Garden

This stunning south facing rear garden comprises large patio area perfect for outside dining and entertaining, large area of level lawn, bordered by mature hedging, trees and flower planted borders, detached outbuilding that dates back to 1800 could be utilised as a home office.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

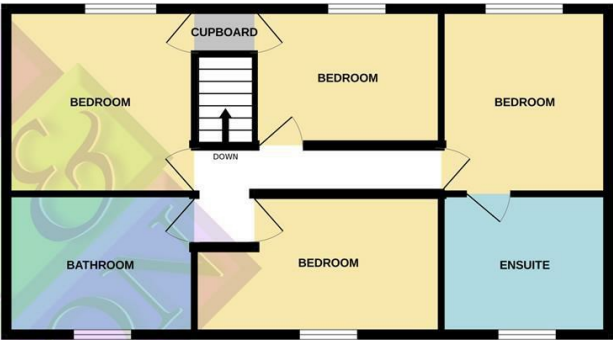
Council Tax Band – E



GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.

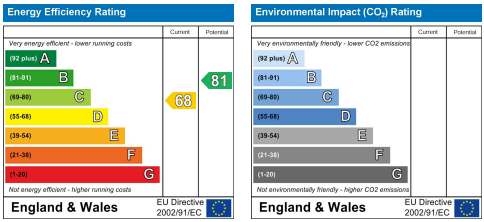


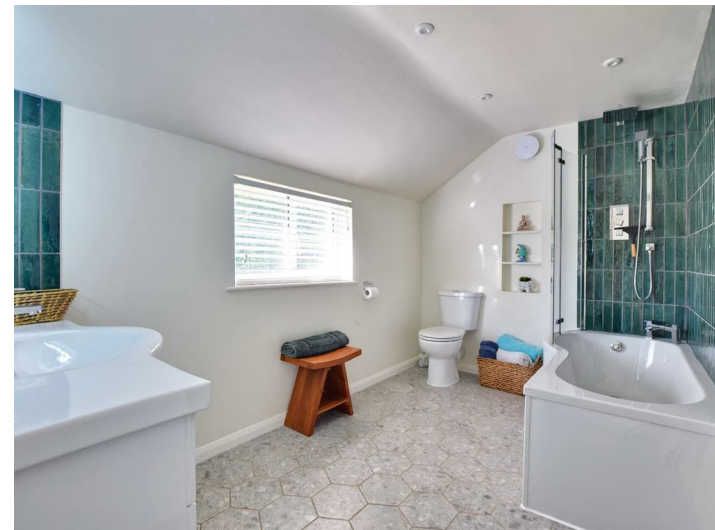
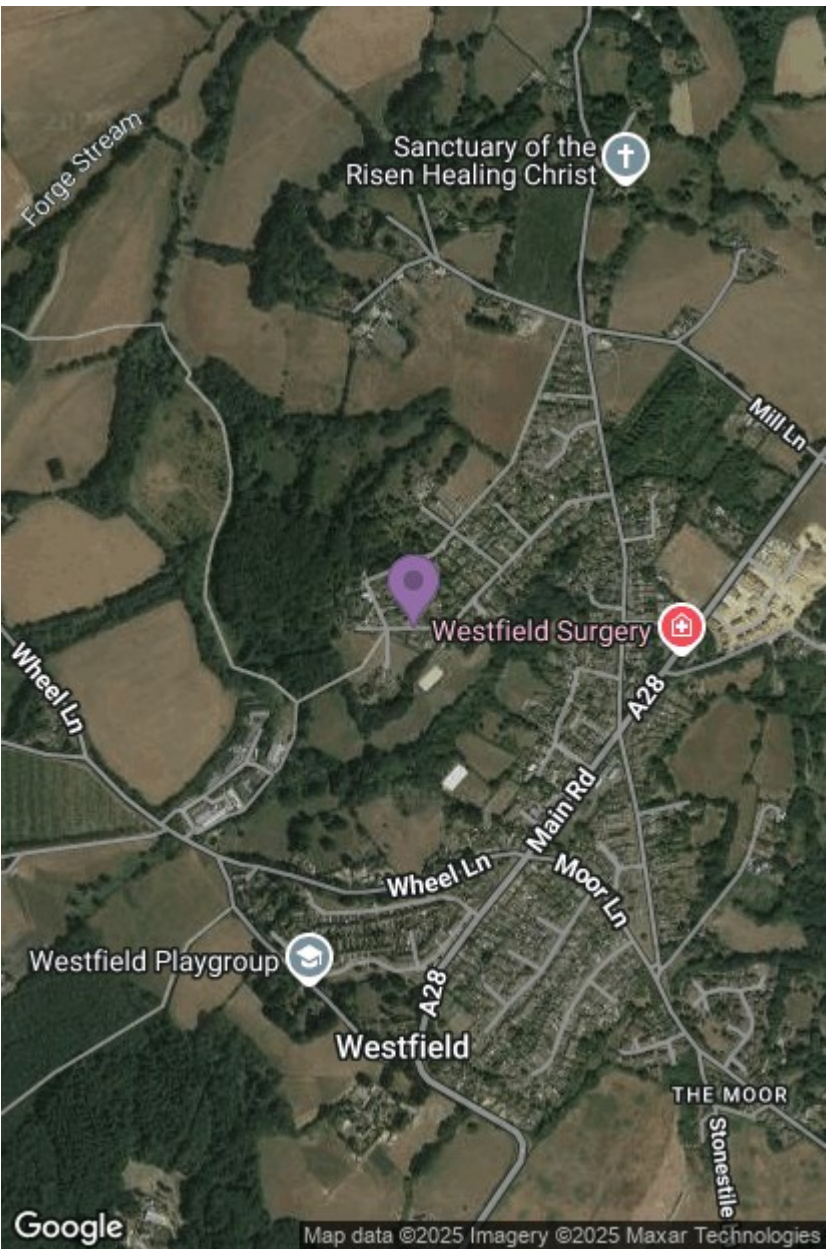
1ST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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